



**212 3 Street N**  
**Vulcan, Alberta**

**MLS # A2312488**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage		

**Inclusions:** N/A

Welcome to 212 3rd Street North in the Town of Vulcan. Built in 2015, this well-maintained bungalow is situated on a spacious 65' x 115' lot close to parks, outdoor recreation facilities, and other local amenities. The main level features an open-concept layout with a bright living room, dining area, and kitchen—ideal for everyday living and entertaining. The kitchen offers granite countertops, ample cupboard space, a lower-height island with electrical outlets designed for baking convenience, and a gas stove (new in 2025). Bruce hardwood flooring adds warmth and character throughout the main level. Two bedrooms are located on this floor, including the primary bedroom, along with a conveniently placed stacking washer and dryer (washer new in 2025). The developed basement has been recently refreshed with new paint and flooring and includes a large family room, two additional bedrooms, a full bathroom, storage room, and utility room. In-floor heating in both the basement and attached double-car garage adds to the comfort of this home. The garage features a large 8' x 18' overhead door, while the paved driveway provides easy access. Outside, the property is nicely landscaped front and back. The partially fenced backyard offers additional outdoor space along with room for RV parking. A boiler was installed approximately three years ago. Please note there is a local improvement tax of \$292.48. This four-bedroom bungalow offers thoughtful design, functional living space, and a great location within the Town of Vulcan.